



EARL DE GREY

Ellingstring, Ripon, North Yorkshire HG4 4PW



GSC GRAYS

PROPERTY • ESTATES • LAND

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# EARL DE GREY

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A period semi-detached property located in the rural village of Ellingstring close to the village of Masham with views over open countryside.

The property comprises entrance hall, two reception rooms, kitchen, utility, conservatory, two double bedrooms, dressing room and family bathroom.

Front and rear gardens.



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Situation and Amenities

Masham 5 miles. Leyburn 7 miles. Bedale 10 miles. Ripon 14 miles. (all distances are approximate). Ellingstring is Located between the market towns of Leyburn and Masham providing local amenities to include a wide ranges of shops, public houses, primary and senior schools. . The position of the property allows lovely open views and is very accessible.

Description

An entrance hall with doors to living and sitting rooms. Living room has a period stone fireplace with open fire, alcove shelving, window shutters, beam ceiling and polished wooden floor. The sitting room has a period decorative timber fireplace with twin alcove shelving, window shutters, beamed ceiling and polished timber floor. There is an inner hall with timber and stone staircase, understairs cupboard housing the oil boiler and doors to the kitchen and utility rooms. The kitchen is fitted with cream base and wall units, contrasting beech work surfaces incorporating stainless steel sink with mixer tap, electric oven, hob with extractor hood over, tiled splash backs and tiled floor. Decorative window and door to the conservatory giving access to the rear of the property. The utility is fitted with cream base and wall units with contrasting beech work surfaces, washing machine, dryer and fridge freezer.

To the first floor there are two good-sized double bedrooms and a dressing room with fitted wardrobes. The family bathroom is fitted with a white suite comprising of a P-shaped bath with mains shower over, hand basin, W.C. with illuminated mirror over, spotlights and tiled floor. Externally, there is a walled front garden laid to lawn with flowerbeds and stone steps to the front door. There is a driveway to the rear courtyard and stone steps to the raised garden and Patio area with views over the open countryside.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental of £925 per calendar month, payable in advance by standing order, In addition, a bond of £1,067 shall be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed.

If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm.

However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy.

Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

Local Authority and Council Tax Band

North Yorkshire Council

For Council Tax Purposes the property is a Band D.

Services and Other Information.

The property is served by Oil central heating with mains electricity, water and drainage connected.

Viewings

Strictly by appointment only via the Agents GSC Grays. Tel: 01748 829210

Particulars and Photographs

Particulars written April 2025

Photographs taken April 2025

Disclaimer



## Earl de Gray, Ellingstring, North Yorkshire



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.